

This Indenture

Made the Twenty Sixth day

of April — in the year of our Lord One thousand eight hundred and forty five between James Rush of the city of Philadelphia in the State of Pennsylvania M.D. and Phoebe Ann his wife of the one part and Henry S. Williams of the said city Councilor at Law of the other part **Witnesseth** that the said James Rush and Phoebe Ann his wife for and in consideration of the sum of one dollar lawful money to them in hand paid by the said Henry S. Williams at the time of the execution hereof, the receipt whereof is hereby acknowledged, and for the purpose of settling and adjusting the premises herein after particularly described and granted, to the uses, upon the trusts, and for the intents and purposes and with and under and subject to the powers, provisions, declarations, conditions and agreements expressed and declared in and by the indenture or deed of Trust herein after particularly recited, they the said James Rush and Phoebe Ann his wife **Have** granted bargained sold released and confirmed and by these presents **Do** grant bargain sell release and confirm unto the said Henry S. Williams his heirs and assigns **All** that one full equal and undivided third part of them the said James Rush and Phoebe Ann his wife, in her right of in and to **A certain** Lot of ground on the north side of a fifty feet wide Street called Nutcracker Street and between Ninth and Tenth Streets continued in the township of Morningside and county of Philadelphia containing in breadth on the said Nutcracker Street three hundred and ninety six feet and in length or depth two hundred and twenty six feet two inches: Bounded westward by the said Tenth Street; northward by ground now or late of Archibald McCall; eastward by the said Ninth Street, and southward by Nutcracker Street aforesaid. **also** **an** **that certain** yearly ground rent or sum of ninety dollars lawful money of the United States, charged on half yearly issuing on the first day of the month of January and July in every year forever without deduction for taxes by Joseph West his heirs and assigns out of and for **A certain** lot or piece of ground Situate on the East side of Schuylkill Street at the distance of twenty feet northward from the north side of Wood Street in the district of Spring Garden in the county of Philadelphia marked in a certain plan n^o 36 containing in front or breadth on the said Schuylkill Street twenty feet and extending in length or depth eastward between lines parallel with said Wood Street one hundred and eighty feet: Bounded northward by lot marked in said plan n^o 37; Eastward by a certain Court called Middle Court Southward by lot marked in said plan n^o 35, and westward by Schuylkill Street. The lot of ground first above described being the same which Robert A. Fawcett by indenture dated the thirtieth day of September Anno Domini one thousand eight hundred and forty one recorded in deed book of S. n^o 32 page 208 did grant and convey unto Jacob Ridgway of the city of Philadelphia gentleman in fee. **and** the lot of ground second and last above described being the same which the said Jacob Ridgway by indenture dated the first day of July Anno Domini one thousand eight hundred and forty intended forthwith to be recorded did grant and convey unto Joseph West in fee, Reserving thereout to him the said Jacob Ridgway his heirs and assigns the aforesaid yearly ground rent or sum of ninety dollars in half yearly payments as above mentioned: And the said Jacob Ridgway being so seized in fee, he, he, et alia, of said first described lot of ground and of the said yearly ground rent, died, having first made and published his last will and testament in writing bearing date the first day of May Anno Domini one thousand eight hundred and forty one duly proven and remaining of record in the Register's office at Philadelphia, Whence and whereof after various specific devises and bequests he the said testator did give devise and bequeath unto his three children, Susannah R. Roche, widow of Thomas Roche deceased; Phoebe Ann Rush, wife of Doctor James Rush, and John Jacob Ridgway all the remaining part or parts or residue of his real and personal estate in real or otherwise [in which the said lot of ground and yearly ground rent were included] to hold to them his said three children their heirs and assigns forever as tenants in common to be equally and fairly divided between them Share and Share alike: And the said Susannah R. Roche after the death of her father the said Jacob Ridgway intermarried with John Shea Barton of the city of Philadelphia M.D. And the said John Shea Barton & Susannah R. his wife, and John Jacob Ridgway and Elizabeth W. his wife by indenture dated the twenty fifth day of April instant intended forthwith to be recorded did grant and convey all their two full & equal undivided third parts of and in the said yearly ground rent of ninety dollars unto the said James Rush and Phoebe Ann his wife, and to the heirs and assigns of the said Phoebe Ann forever. As in and by the said several recited indentures and last will and testament, reference thereto being respectively had will more fully and at large appear. **Together** with all and singular the Streets, Passages, Waters, Water Courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances whatsoever thereto belonging or in any wise appertaining and the Reversions and Remainders, Rents, Issues and Profits thereof, and all the ways, means, remedies, powers of entry, distress, and re-entry for the recovery and obtaining payment of the said yearly ground rent and all covenants thereof, and the Reversions and Remainders of the premises, and also all the estate, right, title, interest, property, claim and demand whatsoever of them the said James Rush and Phoebe Ann his wife in law equity or otherwise howsoever of in to and out of the same and every part thereof, and of in to and out of the said lot or piece of ground out of which the said yearly ground rent issues and is made payable. **To Have Hold Receive and Take** all and singular the hereditaments and premises hereby granted and assigned or mentioned and intended so to be with the appurtenances unto the said Henry S. Williams his heirs and assigns; to and for the only proper use and behoof of the said Henry S. Williams his heirs and assigns for ever **In Trust** nevertheless to for and upon the like and same uses, intents, and purposes and trusts, and with and under and subject to the like powers, provisions, declarations, conditions and agreements as are particularly recited expressed declared and contained in and by a certain indenture or deed of Trust dated the thirtieth day of December Anno Domini one thousand eight hundred and forty four intended to be, forthwith recorded made by and between James Rush and Phoebe Ann his wife of the one part and the said Henry S. Williams of the other part, of and concerning the estate & premises thereby granted and conveyed and to and for no other use intent or purpose whatsoever. **In WITNESS** whereof the said parties have hereunto interchangeably set their hands and seals on the day and year first herein above written

Sealed and Delivered

In the presence of us

A. D. Rush
Jnl. Cook

On the Twenty Sixth day of April

Anno Domini One thousand eight hundred and forty five, before me the Subscriber one of the Aldermen in and for the city of Philadelphia came the above named James Rush and Phoebe Ann his wife and acknowledged the above written indenture to be their and each of their act and deed and desired the same as such might be recorded according to law. And the said Phoebe Ann being of full age and by me separate and apart from her said husband thereon privately examined, she full content thereof being also by me fully made known to her did declare and say that she did voluntarily and of her own free will and accord sign seal and as her act and deed deliver the said indenture without any coercion or compulsion of her said husband. **Witness** my hand and seal the day and year aforesaid.

Jnl. Cook
Alderman

James Rush

Phoebe Ann Rush

Deed

3803

6 April 1896

Deed

Doctor James K. Cook and his wife, to

Henry S. Williams Esq;

in trust

Examined by Mr Geo Harrison Decker June 1896
and said to be of no value

Geo Harrison Esq

April 10 1896

1/2 interest in lot 1, side of Carpenter St, containing
from 9' 6" to 10' 6" by 12' 6" to 14' 6" deep

Also 1/2 interest in lot 2, side of
of 20' 6" to 22' 6" by 14' 6" to 16' 6" deep

12452 F. 371

No 21

2.50
in 20 1/2

May 17

Recorded in the office for Recording Deeds to the City and County
of Cincinnati on 2nd April 1896 at 10:45 A.M. Page 2012

Witness my hand and seal of office

This 17 day of May 1896

W. H. Hays

